

**SECTION 2 - SPECIAL TERMS AND CONDITIONS****2.1 PURPOSE**

The purpose of this solicitation is to establish a full-service contract to provide all necessary labor, materials, equipment, and transportation to furnish a comprehensive program of inspections, preventative maintenance, emergency repair, and routine repair services of the building management system at the Miami Children's Courthouse located at 155 NW 3rd Street, Miami, Florida 33128.

**2.2 PRE-BID CONFERENCE/SITE VISIT**

A pre-bid conference/site visit will be held xxxxxxxxxxxxxxxx at xx:xx AM (local time) at Miami-Dade County Children's Courthouse, 155 NW Third Street, Miami, FL 33128 in room xxxx. It is recommended that a representative of a potential bidder attend this pre-bid conference/site visit as the "Cone of Silence" will be lifted during the pre-bid conference/site visit and special conditions and specifications included within this solicitation will be discussed. It is suggested that bidders bring a copy of the solicitation document to the pre-bid conference/site visit as additional copies will not be provided.

Bidders are advised to carefully examine the requirements and specifications in this solicitation and to become thoroughly aware of any and all conditions and requirements that may in any manner effect the work to be performed under this contract. It shall be the sole responsibility of the bidders to examine the equipment and site under this contract prior to submittal of a bid.

Failure or omission of the bidder(s) to review any instructions, documents, specifications, or to visit the facility and become acquainted with the nature and location of the work, the general and local conditions, and all matters which may in any way effect performance shall not relieve the bidder(s) of any obligation to perform as specified herein.

**2.3 TERM OF CONTRACT: THIRTY-SIX (36) MONTHS**

This contract shall commence on the first calendar day of the month succeeding approval of the contract by the Board of County Commissioners (BCC), or designee, unless otherwise stipulated in the Notice of Award Letter which is distributed by the County's Internal Services Department, Procurement Management Services Division; and contingent upon the completion and submittal of all required bid documents. The contract shall remain in effect for thirty-six (36) months and shall expire on the last day of the last month of the contract term.

**2.4 OPTION TO RENEW: TWENTY-FOUR (24) MONTHS**

Prior to or upon completion of initial term, the County shall have the option to renew any contract resulting from this solicitation for one additional twenty-four (24) month term. Bidder shall maintain, for the entirety of the additional period, the same terms and conditions of the originally awarded contract. Continuation of the contract beyond the initial thirty-six (36) month term and any option subsequently exercised, is a County prerogative and not a right of the Bidder. This prerogative may be exercised only when such continuation is clearly in the best interest of the County.

Should a Bidder decline the County's right to exercise the option period, the County may consider the Bidder in default which shall affect that Bidder's eligibility for future contracts. Any options to renew will be restricted to the specific items of work initially awarded to any specific Bidder.

**2.5 METHOD OF AWARD**

Award of this contract will be made to the responsive, responsible Bidder who submits an offer on all items listed in the solicitation and whose offer represents the lowest price when all items are added in the aggregate.

If a Bidder fails to submit an offer on all items, its overall offer may be rejected. The County will award the total contract to a single Bidder.

Bidders shall provide the total annual cost, inclusive of all necessary labor, transportation, material, and equipment to furnish a comprehensive program of preventative maintenance and emergency repair services to keep the BMS in operating condition within Original Equipment Manufacturer (OEM) specifications throughout the life of this contract.

Failure of any Bidder to perform in accordance with the terms and conditions of this contract may result in the bidder being deemed in breach of the contract. The County may terminate the contract for default and charge the successful Bidder re-procurement costs, if applicable.

#### **A) MINIMUM QUALIFICATION**

Bidder(s) shall submit with their bid all the specified information, documents, and attachments as proof of compliance to the minimum qualification requirement; however, Miami-Dade County may, at its sole discretion, allow the bidder to complete or supplement the qualification requirements information/documents during the evaluation process. Failure to provide proof of compliance to the minimum qualification requirement, as specified by the County, may result in the bidder bid being declared non-responsive. The County shall be sole judge of the Bidder's conformance with the qualification requirements and its decision shall be final. The County reserves the right to verify the information submitted by the Bidder and to obtain and evaluate additional information, as it deems necessary to ascertain the bidder's conformance to the minimum qualification requirement.

Failure to provide proof of compliance with the minimum qualification requirement below may result in the bidder being deemed non-responsive. The County shall be the sole judge of the bidder's conformance to the minimum requirements and its decision shall be considered final.

##### **Minimum qualification:**

- 1) Original Equipment Manufacturer (OEM) or Johnson Controls Authorized Building Control Specialist (ABCS) designation for Metasys products. Bidder must provide a letter on company letterhead stating they are the OEM or provide a certificate proving ABCS status for Metasys products.

The successful bidder must maintain the minimum qualification as described above throughout the duration of the contract.

#### **2.6 PRICES**

The prices proposed by the bidder shall remain fixed and firm during the term of the contract, including any option-to-renew periods and hourly rates. The County reserves the right to negotiate lower pricing based on market research information or other factors that influence price.

#### **2.7 METHOD OF PAYMENT**

In addition to the terms and conditions stated in Section 1.2H – Prompt Payment Terms and Section 1.34 – Invoices, the County will pay the successful bidder's annual price listed in Section 4 in twelve (12) equal monthly installments.

Invoices and associated back-up documentation shall be submitted by the Contractor to the County as follows:

Miami-Dade County  
Internal Services – FUMD  
Attn: David Racine  
155 NW 3<sup>rd</sup> Street

Miami, Florida 33128  
(P) (305) 375-4568  
(E) dracine@miamidade.gov

## **2.8 MIAMI-DADE COUNTY RESPONSIBLE WAGES**

If the total contract value, exceeds \$100,000 the provisions of Section 2-1.16 (Responsible Wages) of the Code of Miami-Dade County (Code) as amended by Ordinance [Governing Legislation], will apply. A copy of this Code Section may be obtained online at [www.miamidade.gov](http://www.miamidade.gov). A copy of the Ordinance may be obtained online at

<http://www.miamidade.gov/business/library/ordinances/responsible-wage-code.pdf>. A copy of the Responsible Wages and Benefits Reports may be obtained online at <http://www.miamidade.gov/business/reports-wages.asp#0>

## **2.9 CONTACT PERSON**

For any additional information regarding the terms and conditions of this solicitation and resultant contract, please contact Jessica Tyrrell at (305) 375-4946 or [Tyrrell@miamidade.gov](mailto:Tyrrell@miamidade.gov).

## **2.10 BUSINESS HOURS OF OPERATION**

The preventive maintenance services will be performed during normal business hours. Normal business hours of operation are Monday through Friday, between the hours of 7:00 AM and 4:00 PM local time.

The holidays currently observed by Miami-Dade County are: New Year's Day, Martin Luther King, Jr.'s Birthday, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving Day, Friday after Thanksgiving, and Christmas.

Awarded bidder will be required to provide all emergency repair services when needed regardless of day and/or time.

Awarded bidder will coordinate directly with the County Project Manager in scheduling all jobs, repairs, preventive maintenance, materials deliveries and other actions.

## **2.11 CLEAN-UP**

All unusable materials and debris shall be removed from the premises at the end of each workday and disposed of in an appropriate manner. Upon final completion, the Bidder shall thoroughly clean up all areas where work has been involved as mutually agreed with the associated user department's project manager.

## **2.12 LOCAL OFFICE SHALL BE AVAILABLE**

The Bidder shall maintain an office within the geographic boundaries of Miami-Dade of Broward Counties, Florida. This office shall be staffed by a competent company representative who can be contacted during normal working hours and who is authorized to discuss matters pertaining to this contract.

## **2.13 DEFICIENCIES IN WORK TO BE CORRECTED BY THE Bidder**

Work shall be continually subject to oversight and approval by the County's Project Manager. In the event workmanship is found incomplete, unsafe, otherwise unsatisfactory in the judgment of a designated County representative, the successful bidder shall, upon notice, immediately correct any such discrepancies or deficiencies. The successful bidder shall adhere to OEM's suggested maintenance procedures to ensure the equipment is working in full OEM compliance.

The Bidder shall promptly correct all apparent and latent deficiencies and/or defects in work, and/or any work that fails to conform to the contract documents regardless of project completion status. All corrections shall

be made within twenty-four hours from the point when such rejected defects, deficiencies, and/or non-conformances are verbally reported to the Bidder by the County's project administrator, who may confirm all such verbal reports in writing. The Bidder shall bear all costs of correcting such rejected work. If the Bidder fails to correct the work within the period specified, the County may, at its discretion, notify the Bidder, in writing, that the Bidder is subject to contractual default provisions if the corrections are not completed to the satisfaction of the County within twenty-four hours from receipt of the notice. If the Bidder fails to correct the work within the period specified in the notice, the County shall place the Bidder in default, obtain the services of another vendor to correct the deficiencies, and charge the incumbent Bidder for these costs; either through a deduction from the final payment owed to the Bidder or through invoicing. If the Bidder fails to honor this invoice or credit memo, the County may terminate the contract for default.

**2.14 ADDITION/DELETION/MODIFICATION OF EQUIPMENT AND SERVICES AT CHILDREN'S COURTHOUSE**

**A. Additional Equipment and/or Services**

Although this solicitation and resultant contract identifies specific equipment and services to be provided, it is hereby agreed and understood that any additional equipment and/or services may be added to this contract at the option of the County for items such as smoke evacuation certification, testing and repair services, upgrades, etc. The successful bidder under this contract shall be invited to submit price quotes for the additional equipment and/or services. If the quote is determined to be fair and reasonable, then the additional work will be awarded to the current Bidder. The County may determine to obtain price quotes for the additional equipment and/or services from other vendors in the event that fair and reasonable pricing is not obtained from the current contracted Bidder, or for other reasons at the County's discretion.

**B. Facility Modifications**

Should the facility increase or decrease in size or equipment, price quotes shall be obtained for the modification.

**C. Deletions**

Equipment and/or services may be deleted when such services are no longer required during the contract period; upon written notice to the Bidder.

**D. Increase/Decrease Service**

The County may increase or decrease the frequency or types of services that are listed in Section 4, Bid Submittal Form. If the frequency or types of services are reduced to less than the amount stated in Section 4 – Bid Submittal, the County will negotiate with the Bidder and if the negotiated price is competitive, the County will adjust prices for the next payment. If the County determines that the negotiated prices are not competitive, the County reserves the right to acquire the services through a separate solicitation.

Any changes shall be added to this contract by formal modification of the award sheet.

**2.15 AVAILABILITY OF CONTRACT TO OTHER COUNTY DEPARTMENTS AND FACILITIES**

Although this Solicitation is specific to a County Department and Facility, it is hereby agreed and understood that any County department may utilize this contract and purchase any and all items/services specified herein from the successful bidder in accordance with Section 4 – Bid Submittal. Hourly rates established in Section 4 – Bid Submittal shall be deemed to provide full compensation to the Bidder for labor, equipment use, travel time, and any other element of cost or price. This rate is assumed to be at straight-time for all labor, except as otherwise noted. The Bidder shall comply with minimum wage standards, and/or any other wage standards specifically set forth in this solicitation and resultant contract, and any other applicable laws of the State of Florida. The County reserves the right to negotiate the number of hours included in the total cost of any one work order, where a quotation for an hourly rate is required. Parts required for projects shall be provided to the County on a "pass-through" basis. Under these circumstances, a separate purchase order shall be issued by the County, which identifies the requirements of the additional County department(s).

**2.16 WARRANTY**

In addition to all other warranties that may be supplied for goods purchased from the OEM, the successful bidder shall warrant its services against faulty labor for a minimum period of one (1) full year after the date of acceptance of the labor, materials, and/or equipment by the County. The warranty requirement shall remain in force for the full one (1) year period regardless of whether this successful bidder is under contract with the County at the time of defect. Any payment by the County for the goods and/or services does not constitute a waiver of these warranty provisions.

All repair and/or replacement parts supplied by the successful bidder shall be warranted for a minimum period of one (1) full year after the parts have been installed in County equipment.

The manufacturer warranty on the equipment listed in this solicitation has recently expired. The successful bidder is solely responsible for all covered equipment from the date of award. The bidder shall be fully responsible for all of the equipment "as-is".

**2.17 OMISSIONS FROM THE SPECIFICATIONS**

The apparent silence regarding any details from the specification of a detailed description concerning any point shall not negate or infringe on the prime objective of this contract, which is to have all equipment at the specified facilities in operating condition in accordance with OEM specifications throughout the life of this contract. Only the best industry practices are to prevail and only materials and professional workmanship of the highest quality are to be used. All interpretation of these specifications shall be made upon the basis of this understanding.

**2.18 PARTS**

All replacement parts shall be included in the annual cost of this Bid. No additional charges shall be assessed for parts used for replacement on items covered under this contract. Replacement parts are subject to the approval of the County and become property of County. The County may, at its sole discretion, specify the parts and materials to be used to perform any work or services rendered under this contract.

All parts and materials provided under this agreement shall be new or factory rebuilt, Original Equipment Manufacturer (OEM), free from defects, and guaranteed suitable for their particular designed purposed. Non-OEM parts shall not be used, unless the successful bidder has prior approval from the County Project Manager.

The successful bidder, at their own expense, shall obtain parts in the most expeditious manner available, which may include overnight air shipping and special fast track ordering. Bidder shall maintain a spare BMS parts inventory of the most common components to ensure a rapid turnaround in repair of the system.

**2.19 REPAIRS DUE TO FORCE MAJEURE**

Although this is a full service contract for the building management system located at the Miami-Dade Children's Courthouse, it is hereby agreed and understood that the County may require additional repairs due to force majeure. Force majeure includes: an act of nature, war, hurricane, riot, sovereign conduct, or verifiable vandalism.

When a repair is required under these circumstances, the County shall pay the successful bidder the hourly rate(s) provided in Section 4 – Bid Submittal, the hourly rate(s) quoted shall be deemed to provide full compensation to the bidder for labor, equipment use, and travel time. The cost of parts and materials shall be paid on a cost "pass-through" basis. The successful bidder shall charge the County the same invoice prices he or she is charged by his or her supplier. A copy of the successful bidder's invoice from the supplier for parts shall be submitted with the successful bidder's invoice for payment. In cases where the successful bidder



manufactures its own parts, the bidder will charge the County a price no higher than he or she charges his most favored customer. The County reserves the right to request verification.

## 2.20 **COMPLIANCE AND REGULATIONS**

### A. Accident Prevention and Barricades

Precautions shall be exercised at all times for the protection of persons and property. All bidders performing services under this contract shall conform to all relevant OSHA, State and County regulations during the course of such effort. Any fines levied by the above mentioned authorities for failure to comply with these requirements shall be born solely by the responsible successful bidder. Barricades shall be provided by the successful bidder when work is performed in areas traversed by persons, or when deemed necessary by the County Department Project Manager.

### B. Protection of Property

All existing property, parts, equipment, utilities, services, etc. shall be protected against damage or interrupted service at all times by the successful bidder during the term of this contract. The successful bidder shall be held responsible for repairing or replacing property to the satisfaction of the County should it be damaged by reason of the bidder's operation on the property.

### C. Personnel Identification

All personnel employed by the successful bidder, including any subcontractor and subcontractor's employees when applicable, shall display at all times an identification badge which shall include the employee's name, the employer's name, and either a physical description or a photograph of the employee.

### D. Compliance with Local, State and Federal Standards and Regulations

All products to be provided under this contract shall be in accordance with all governmental standards, regulations and codes to include, but not be limited to, those issued by the Occupational Safety and Health Administration (OSHA), the National Institute of Occupational Safety Hazards (NIOSH), and the National Fire Protection Association (NFPA).

## 2.21 **SUBCONTRACTING**

Successful bidder will be permitted to sub-contract portions of the work to competent sub-contractors, however, the successful bidder shall be the primary service provider. The company name, contact person and a copy of their license/certificate shall be submitted to the Internal Services Department, Procurement Management Division for approval. The sub-contractors are the responsibility of the successful bidder and not the County. All sub-contractors performing work for the County shall be duly licensed prior to commencement of any work during the contract period.

Successful bidder shall be fully responsible to the County for acts and omissions of the sub-contractors and persons employed by them, as they are for acts and omissions of persons directly employed by them.

Any work or service to be performed by a subcontractor must have the prior approval of the County. The County reserves the right to approve, disapprove, or dismiss any sub-contractors. Rejection of any subcontractor shall not entitle the successful bidder adjustment of bid prices. The successful bidder shall inform the County prior to scheduling any subcontractor's visit to any County facility.

Failure by the successful bidder to have a subcontractor approved by Miami-Dade County will not relieve the bidder of the responsibility to meet, comply with, and fulfill all of the terms and conditions of this contract.

Nothing contained in this bid solicitation shall be construed to create any contractual relationship between the County and any sub-contractor.

**SECTION 3 – TECHNICAL SPECIFICATIONS****3.1 SCOPE OF WORK**

To provide an all-inclusive maintenance program including all necessary parts, labor, materials, equipment, and transportation to furnish an all-inclusive, comprehensive program of preventative maintenance and emergency repair services of the Johnson Controls Metasys Building Management System (BMS) at the Miami-Dade Children's Courthouse located at 155 NW Third Street, Miami, FL.

**3.2 GOODS / SERVICES TO BE PROVIDED**

The successful bidder shall provide services as specified below:

***Overview***

- A. Services to repair, replace and conduct critical upgrades of the Metasys system and software. All equipment included throughout this solicitation and all associated breakers, wiring, switches, servers, integrations, etc. are the responsibility of the bidder. The bidder will be required to provide all materials and parts as needed to complete all services. All blue prints, operation, and maintenance manuals for the equipment can be provided upon request.
- B. The Bidder shall provide recommendations for improved system performance and cost savings recommendations after each visit.
- C. All servicing shall be performed by qualified personnel, using procedures as recommended in the manufacturer's service manuals. The equipment shall be maintained at level necessary for optimum performance as suggested in the manufacturer's service manual and industry standards.
- D. The Bidder shall tour the facility, once a year, with the fire alarm system bidder to perform the certification of the fire alarm system. Both bidders shall coordinate the work to insure that the building fire and smoke evacuation system work in conjunction with each other as required by NFPA and local regulatory codes in combination with the fire alarm system.
- E. Bidder must provide the latest technical manual updates on Metasys BMS equipment on a yearly basis.
- F. Bidder shall maintain a log of each visit to site. Log shall list all scheduled maintenance, non-scheduled maintenance, repairs, replacement parts/equipment, date work was performed, the name of the technician that performed the work, any deficiencies encountered, and actions taken to address the deficiencies. Bidder shall maintain this log on the job site and have it available for inspection at all times.
- G. Bidder shall provide dedicated account management to coordinate delivery of service and technical assistance for the system.

***Software Services***

- A. The Bidder shall furnish and install software updates/revisions to maintain or improve performance within the functional capabilities of the County's system. The Bidder shall provide this service on all the operating application's software packages currently comprising the system.
- B. The Bidder shall perform database diagnostic tests and analyze the results to maintain the system database in optimum performance within the functional limits of the system.
- C. The Bidder shall install any improved or updated versions of the system software or application issued by the manufacturer.
- D. The Bidder shall provide these services Monday – Friday, 7:00AM – 4:00PM local time.

***Hardware Services***

- A. The Bidder shall repair or replace failed or worn components to maintain system in peak operating condition with new or reconditioned components of compatible design. Components that are suspected of being faulty may be repaired or replaced in advance to prevent system failure. Labor, material, parts, and equipment costs are included in the Bidder's price as specified in Section 4 – Bid Submittal.

- B. The Bidder shall perform preventative maintenance in accordance with a program of standard maintenance routines as determined by the County, equipment application and location, environmental factors, and manufacturer's recommendations, in conjunction with the approval from the County.
- C. The Bidder shall conduct system integrity tests through a series of point checks, point commanding techniques, selective disabling, system wide function tests, and examination and analysis of standard report logs.
- D. The Bidder shall furnish and install firmware updates/revisions to maintain or improve performance within the functional capabilities of the County's system.
- E. The Bidder shall provide these services Monday – Friday, 7:00AM – 4:00PM local time.
- F. The successful Bidder will be required to submit a schedule to follow of items to be inspected no less than once per month for the maintenance program to be approved by the County Project Manager. The schedule shall allow for all parts/equipment listed in section 3.3 (below) to be serviced, at minimum, two (2) times per year. A report with a list of equipment that has been serviced shall be submitted to the County Project Manager to verify services rendered after every visit.
- G. At minimum the following tasks will be performed at each preventative maintenance visit:
- a. **Server**
    - i. Check County log book for issues.
    - ii. Review log book issues with County Project Manager and address as required.
    - iii. Upgrade NxE software to latest Metasys release.
    - iv. Check system time against network time.
    - v. Run error diagnostics report.
    - vi. Address all errors found in logs as required.
    - vii. Run communication diagnostics report.
    - viii. Check server performance.
    - ix. Backup databases.
      - 1. Two backups must be maintained on site using an external drive. Bidder must also keep a copy of all backups at local branch.
    - x. Document tasks performed during visit and report any observations to County Project Manager.
  - b. **Workstation**
    - i. Check County log book for issues.
    - ii. Review log book issues with County Project Manager and address as required.
    - iii. Check system time against network time.
    - iv. Run communication diagnostics report.
    - v. Run error diagnostics report.
    - vi. Check workstation performance.
    - vii. Document tasks performed during visit and report any observations to County Project Manager.
  - c. **Controllers**
    - i. Check County log book for issues.
    - ii. Review log book issues with County Project Manager and address as required.
    - iii. Run error diagnostics report.
    - iv. Check device logs for power outages and loss of communication.
    - v. Address all errors found in logs as required.
    - vi. Reset device logs.
    - vii. Check device reports for failed points.
    - viii. Check device reports for disabled/deactivated points.
    - ix. Check device reports for points in operator control.
    - x. Check device reports for points in alarm.
    - xi. Command all dampers, valves, speed references & start/stops. Verify their operation at the end device.



- xii. Check all temperature, relative humidity and CO2 sensors using a measuring device with a valid and up to date certification stamp.
- xiii. Document tasks performed during visit and report any observations to County Project Manager.

**d. Variable Air Volume (VAV's)**

- i. Check County log book for issues.
- ii. Review log book issues with County Project Manager and address as required.
- iii. Check all room set points against actual room temperature reading and insure that there is less than a two degree difference.
- iv. Command all dampers, valves and verify operation in the field.
- v. Check and verify that actual damper position and commanded damper positions are the same.
- vi. Check all temperature and relative humidity sensors using a measuring device with a valid and up to date certification stamp.
- vii. Check and insure that CFM readings are within minimum and maximum CFM as per VAV schedule.
- viii. Document tasks performed during visit and report any observations to County Project Manager.

**e. Variable Frequency Drives (VFD's)**

- i. Check County log book for issues.
- ii. Review log book issues with County Project Manager and address as required.
- iii. Visual inspection of circuit boards and components; address issues as required.
- iv. Check drive error logs/fault codes.
- v. Review error logs and fault codes with customer and address as required.
- vi. Cleaning with dry air.
- vii. Clean dust and dirt from heat sink fins with compressed dry air.
- viii. Check electrical connections and tighten with correct torque wrench/driver as required.
- ix. Check and replace cooling fans as required.
- x. Exercise drive by commanding on and off via BMS and verify that drive is responding as expected.
- xi. Exercise drive by changing speed reference via BMS and verify that drive is responding as expected.
- xii. Check and clean air filters or replace as required.
- xiii. Check for unusual noise or vibration.
- xiv. Check overall condition of unit.
- xv. Check output power with oscilloscope for each drive; printout of sine wave for each drive must be provided to the County for review.
- xvi. Perform an IR thermal scan of the drives input power and output power circuitry and wiring. Provide the county a report of IR scan results for each drive.
- xvii. Document tasks performed during visit and report any observations to County Project Manager.

**f. Controls (Controller/End Devices), Roof Top Unit (RTU), Johnson Controls, 0-20 points**

- i. Check County log book for issues.
- ii. Review log book issues with County Project Manager and address as required.
- iii. Create local backup of existing program and store on on-site computer and on-site media.
- iv. Verify unit is controlling to set points.
- v. Identify and notify County Project Manager of abnormal point communications.
- vi. Identify and notify County Project Manager of current overrides (ex: out of service) and negative impacts.

- vii. Identify and notify County Project Manager of all current alarms and negative impacts.
- viii. Field calibrate critical sensors (as sensor type and controller operations allow).
- ix. Visually validate system outputs from the field controller.
- x. Validate controls safety circuit and alarm verification.
- xi. Tighten electrical components.
- xii. Check overall condition of panel and perform visual inspection of the unit and surrounding area.

### ***Emergency Services as Determined by the County***

- A. An emergency is an unexpected situation that develops due to system failure, power loss, force majeure, or any life threatening situation for occupants of the facility, or as declared at the sole discretion of the County Project Manager, as-needed. When an emergency is deemed to exist by the County due to poor maintenance by the Bidder, emergency services shall be performed at no additional cost to the County. When an emergency is due to force majeure, the Bidder shall bill for emergency services in accordance with hourly rates defined in Section 4 – Bid Submittal.
- B. The Bidder shall provide emergency services to the County by telephone for consultation and troubleshooting of hardware and software components within one (1) hour of notification by the County, twenty-four (24) hours per day, seven (7) days per week, three hundred sixty-five (365) days per year.
- C. The Bidder shall provide emergency services to the county by Internet for software troubleshooting and diagnostics to address software malfunctions or make necessary revisions within two (2) hours of notification by the County, twenty-four (24) hours per day, seven (7) days per week, three hundred sixty-five (365) days per year.
- D. The Bidder shall provide emergency services to the County by on-site qualified technician personnel to provide all parts, equipment, and labor to make emergency repairs within four (4) hours of notification by the County, twenty-four (24) hours per day, seven (7) days per week, three hundred sixty-five (365) days per year. Bidder shall maintain an up-to-date copy of the software/program at all times in case it becomes necessary to reload the software/program on-site.

### **3.3 EQUIPMENT TO BE SERVICED**

- A. 1 Controls Software, Supervisory/Server/UI, Johnson Controls, ADX
- B. 1 Controls (Controller/End Devices), Central Cooling Plant, 3<sup>rd</sup> Party, 51-100 points
- C. 27 Controls (Controller/End Devices), Air Handling Unit (AHU), 3<sup>rd</sup> Party, 21-60 points
- D. 2 Controls (Controller/End Devices), Air Handling Unit (AHU), 33<sup>rd</sup> Party, 0-20 points
- E. 484 Controls (Controller/End Devices), Variable Air Volume (VAV), Johnson Controls, 0-25 points
- F. 1 Controls (Controller/End Devices), Roof Top Unit (RTU), Johnson Controls, 0-20 points
- G. 5 Controls (Controller/End Devices), Generic Input/Output, 3<sup>rd</sup> Party, 0-20 points
- H. 26 Air Handling Unit (AHU), Variable Frequency Drive (VFD), 40-60 HP
- I. 1 Integration Functionality Verification – Controls

### **3.4 INTEGRATIONS**

Bidder is responsible for ensuring all integrations listed below are operating in accordance with OEM standards:

| <b>Device</b> | <b>Device Description</b> | <b>Object ID</b> | <b>Instance Number</b> | <b>Manufacturer</b> | <b>IP Address</b> |
|---------------|---------------------------|------------------|------------------------|---------------------|-------------------|
| GEN-1         | Generator                 | 3001671          |                        | KOHLER-GEN          | 1 10.97.100.231   |
| ATS-EDPA      | Automatic Transfer        | 3001679          |                        | ATS-EDPA Kohler     | 3 10.97.100.224   |
| ATS-EDPB      | Automatic Transfer        | 3001680          |                        | ATS-EDPB Kohler     | 2 10.97.100.223   |
| ATS-CB        | Automatic Transfer        | 3001681          |                        | ATS-CB Kohler       | 5 10.97.100.226   |
| ATS-LS        | Automatic Transfer        | 3001682          |                        | ATS-LS Kohler       | 4 10.97.100.225   |

|          |                |         |       |               |                 |
|----------|----------------|---------|-------|---------------|-----------------|
| UPS-1    | UPS            | 3001972 |       | UPS-1 Eaton   | 1 10.97.103.245 |
| MSB1     | Meter          | 3002862 |       | MSB1 Eaton    | 1 10.97.100.228 |
| MSB2     | Meter          | 3002863 |       | MSB2 Eaton    | 1 10.97.100.229 |
| GEN-FUEL | Generator Fuel | 3002321 | 3     | Pnuematicator |                 |
| Lighting | Lighting       | 3003775 | 8002  | Cooper        |                 |
| MN-LP1   | Meter          | 3009063 | 10011 | Eaton         |                 |
| MN-HL1   | Meter          | 3009064 | 10012 | Eaton         |                 |
| MN-LP2   | Meter          | 3009065 | 10014 | Eaton         |                 |
| MN-HL2   | Meter          | 3009066 | 10015 | Eaton         |                 |
| MN-HAC2  | Meter          | 3009067 | 10016 | Eaton         |                 |
| MN-LP3A  | Meter          | 3009068 | 10017 | Eaton         |                 |
| MN-HL3   | Meter          | 3009069 | 10018 | Eaton         |                 |
| MN-HAC3  | Meter          | 3009070 | 10019 | Eaton         |                 |
| MN-LP4A  | Meter          | 3009071 | 10032 | Eaton         |                 |
| MN-HL4   | Meter          | 3009072 | 10033 | Eaton         |                 |
| MN-HAC4  | Meter          | 3009073 | 10034 | Eaton         |                 |
| MN-LP5A  | Meter          | 3009074 | 10035 | Eaton         |                 |
| MN-HL5   | Meter          | 3009075 | 10036 | Eaton         |                 |
| MN-HAC5  | Meter          | 3009076 | 10037 | Eaton         |                 |
| MN-LP6   | Meter          | 3009077 | 10038 | Eaton         |                 |
| MN-HL6   | Meter          | 3009078 | 10039 | Eaton         |                 |
| MN-HAC6  | Meter          | 3009079 | 10040 | Eaton         |                 |
| MN-LP7   | Meter          | 3009080 | 10051 | Eaton         |                 |
| MN-HL7   | Meter          | 3009081 | 10052 | Eaton         |                 |
| MN-HAC7  | Meter          | 3009082 | 10053 | Eaton         |                 |
| MN-LP8   | Meter          | 3009083 | 10054 | Eaton         |                 |
| MN-HL8   | Meter          | 3009084 | 10055 | Eaton         |                 |
| MN-HAC8  | Meter          | 3009085 | 10056 | Eaton         |                 |
| MN-LP9   | Meter          | 3009086 | 10057 | Eaton         |                 |
| MN-HL9   | Meter          | 3009087 | 10058 | Eaton         |                 |
| MN-HAC9  | Meter          | 3009088 | 10059 | Eaton         |                 |
| MN-LP10  | Meter          | 3009089 | 10060 | Eaton         |                 |
| MN-HL10  | Meter          | 3009090 | 10061 | Eaton         |                 |
| MN-HAC10 | Meter          | 3009091 | 10062 | Eaton         |                 |
| MN-LP11  | Meter          | 3009092 | 10063 | Eaton         |                 |
| MN-HL11  | Meter          | 3009093 | 10064 | Eaton         |                 |
| MN-HAC11 | Meter          | 3009094 | 10065 | Eaton         |                 |
| MN-LP12  | Meter          | 3009095 | 10066 | Eaton         |                 |
| MN-HL12  | Meter          | 3009096 | 10067 | Eaton         |                 |
| MN-HAC12 | Meter          | 3009097 | 10068 | Eaton         |                 |
| MN-LP13A | Meter          | 3009098 | 10069 | Eaton         |                 |

|                               |       |         |       |         |  |
|-------------------------------|-------|---------|-------|---------|--|
| MN-HL13                       | Meter | 3009099 | 10070 | Eaton   |  |
| MN-HAC13                      | Meter | 3009100 | 10071 | Eaton   |  |
| MN-LP14A                      | Meter | 3009101 | 10072 | Eaton   |  |
| MN-HL14                       | Meter | 3009102 | 10073 | Eaton   |  |
| MN-HAC14                      | Meter | 3009103 | 10074 | Eaton   |  |
| ME-HNE1 (Meter Not Installed) | Meter | 3009104 | 9011  | Eaton   |  |
| ME-HLS1                       | Meter | 3009105 | 9012  | Eaton   |  |
| ME-LLS1                       | Meter | 3009106 | 9013  | Eaton   |  |
| ME-HNE2                       | Meter | 3009107 | 9014  | Eaton   |  |
| ME-LNE2                       | Meter | 3009108 | 9015  | Eaton   |  |
| ME-LNE2A                      | Meter | 3009109 | 9016  | Eaton   |  |
| ME-HNE3                       | Meter | 3009110 | 9027  | Eaton   |  |
| ME-HLS3                       | Meter | 3009111 | 9028  | Eaton   |  |
| ME-LLS3                       | Meter | 3009112 | 9029  | Eaton   |  |
| ME-HNE4                       | Meter | 3009113 | 9030  | Eaton   |  |
| ME-HNE5                       | Meter | 3009114 | 9031  | Eaton   |  |
| ME-LNE5                       | Meter | 3009115 | 9032  | Eaton   |  |
| ME-HNE6                       | Meter | 3009116 | 9033  | Eaton   |  |
| ME-HLS6                       | Meter | 3009117 | 9034  | Eaton   |  |
| ME-LLS6                       | Meter | 3009118 | 9035  | Eaton   |  |
| ME-HNE7                       | Meter | 3009119 | 9051  | Eaton   |  |
| ME-HNE8                       | Meter | 3009120 | 9052  | Eaton   |  |
| ME-LNE8                       | Meter | 3009121 | 9053  | Eaton   |  |
| ME-HNE9                       | Meter | 3009122 | 9054  | Eaton   |  |
| ME-HLS9                       | Meter | 3009123 | 9055  | Eaton   |  |
| ME-LLS9                       | Meter | 3009124 | 9056  | Eaton   |  |
| ME-HNE10                      | Meter | 3009125 | 9057  | Eaton   |  |
| ME-LNE11                      | Meter | 3009126 | 9058  | Eaton   |  |
| ME-HNE11                      | Meter | 3009127 | 9059  | Eaton   |  |
| ME-HNE12                      | Meter | 3009128 | 9060  | Eaton   |  |
| ME-HLS12                      | Meter | 3009129 | 9061  | Eaton   |  |
| ME-LLS12                      | Meter | 3009130 | 9062  | Eaton   |  |
| ME-HNE13                      | Meter | 3009131 | 9063  | Eaton   |  |
| ME-DPELA                      | Meter | 3009132 | 9064  | Eaton   |  |
| ME-DPELC                      | Meter | 3009133 | 9065  | Eaton   |  |
| ME-DPELB                      | Meter | 3009134 | 10066 | Eaton   |  |
| MN-HAC1                       | Meter | 3009135 | 10013 | Eaton   |  |
| Fire Alarm System             | -     | 3018923 | 11    | Siemens |  |
| Elevators                     |       | 3030602 |       | Kone    |  |
| Diken AC Units                |       |         |       | Diken   |  |